121.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,500 / 919,500
					USE VALUE:	919,500 / 919,500
					ASSESSED:	919,500 / 919,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKER CRAIG S/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	14 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SARNOW THELMA C -
Owner 2:	LIFE ESTATE -
Street 1:	14 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,565 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6565.000	360,600	3,600	555,300	919,500
Total Card	0.151	360,600	3,600	555,300	919,500
Total Parcel	0.151	360,600	3,600	555,300	919,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.92 | /Parcel: 476.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78383

GIS Ref

GIS Ref

Insp Date 02/17/18

!9399!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,600	3600	6,565.	555,300	919,500	919,500	Year End Roll	12/18/2019
2019	101	FV	284,500	3600	6,565.	586,100	874,200	874,200	Year End Roll	1/3/2019
2018	101	FV	284,500	3600	6,565.	431,900	720,000	720,000	Year End Roll	12/20/2017
2017	101	FV	284,500	3600	6,565.	413,400	701,500	701,500	Year End Roll	1/3/2017
2016	101	FV	284,500	3600	6,565.	382,500	670,600	670,600	Year End	1/4/2016
2015	101	FV	277,400	3600	6,565.	320,800	601,800	601,800	Year End Roll	12/11/2014
2014	101	FV	277,400	3600	6,565.	313,400	594,400	594,400	Year End Roll	12/16/2013
2013	101	FV	277,400	3600	6,565.	298,600	579,600	579,600		12/13/2012

PRINT

Date	Time
12/10/20	23:52:47

LAST REV

Date	Time
03/05/18	13:35:43
ekelly	
9399	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARNOW THELMA C	63249-263		2/4/2014	Convenience	10	No	No		
	27666-176		9/12/1997	Family	10	No	No		N

USER DEFINED

Prior Id # 1:	78383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2016	450	Re-Roof	9,900					reroof

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	Info At Door	KB	Kevin B
2/14/2009	Meas/Inspect	372	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
10/26/1999	Meas/Inspect	266	PATRIOT
2/27/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6565		Sq. Ft.	Site		0	90.	0.94	10									555,257						555,300	

Total AC/HA: 0.15071 | Total SF/SM: 6565 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 555,257 | Spl Credit | Total: 555,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19460583
Const Adj.:	0.99742496
Adj $ / SQ:	148.941
Other Features:	76800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522567
Depreciation:	161996
Depreciated Total:	360571

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

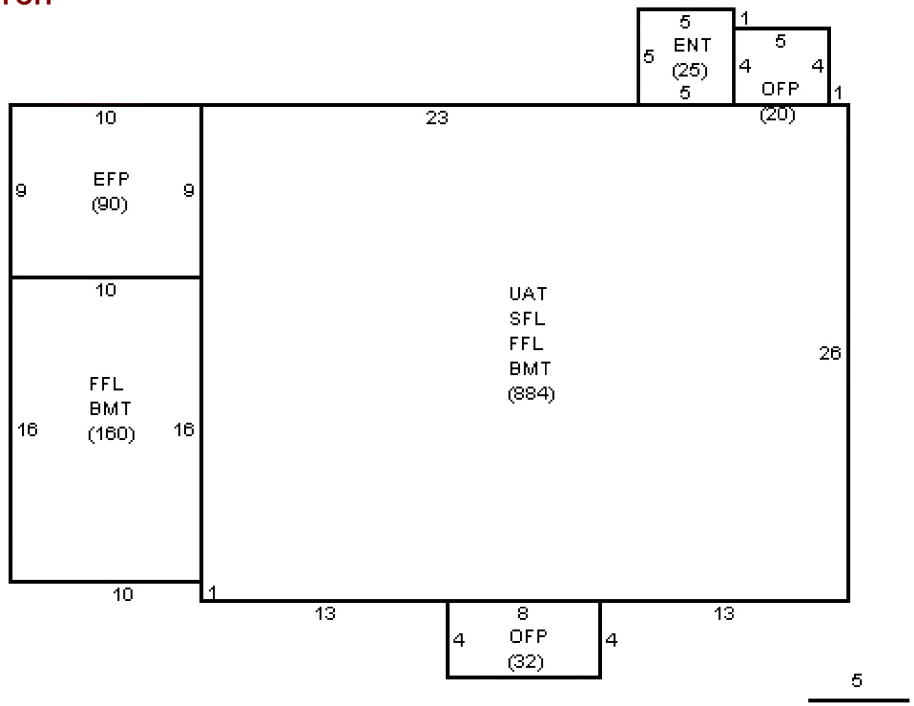
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	44.680	46,648
FFL	First Floor	1,044	148.940	155,495
SFL	Second Floor	884	148.940	131,664
UAT	Upper Attic	221	59.580	13,166
EFP	Enclos Porch	90	57.330	5,159
OFP	Open Porch	52	43.890	2,282
ENT	ENTRY	25	26.330	658
	Net Sketched Area:	3,360	Total:	355,072
Size Ad	1928	Gross Are	4023	FinArea 1928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.22
Special Features:	0	Val/Su Net:	107.32
Final Total:	360600	Val/Su SzAd	187.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	F	FR	1931	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600